

**NANAIMO LADYSMITH PUBLIC SCHOOLS  
BUSINESS COMMITTEE  
PUBLIC MEETING  
INFORMATION SHEET**

DATE: June 14<sup>th</sup>, 2023  
TO: Business Committee  
FROM: Mark Walsh, Secretary-Treasurer  
SUBJECT: Facilities Update

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## **1.0 Ecole Hammond Bay Expansion/Portable Relocation Delays**

### **Background:**

The work for the expansion of École Hammond Bay began in March, 2021 with an original completion date of May 22, 2022. The expansion includes an addition of 10 classrooms, 1 kindergarten room, 1 special education room and 1 multi-purpose room. It also includes the relocation of five existing portables, a parking lot upgrade, improved accessibility, and consideration for diversity.

Due to various challenges, especially those caused by COVID-19, the completion of this project has been extraordinarily delayed.

### **Discussion:**

The project experienced numerous delays throughout the course of construction. The bulk of the delays are attributed to issues involving construction during a worldwide pandemic, specifically:

- Foundation installation delays
- Delays in timber delivery and install
- Reported subcontract issues resulting in delays to the schedule.
- Structural steel detailing, fabrication and installation delays
- Exterior building issue, delayed cladding start
- Glazing (window) delays
- General Manpower issues
- General Material delays
- General Weather delays
- Compounding of delays caused more delays

The occupancy permit for the Hammond Bay addition is nearing issuance. The outstanding work required for occupancy is limited to fire alarm verification, which is being finalized, a handrail extension, and a retaining wall inspection. These items are required before the inspections are scheduled with the Fire Department and City of Nanaimo. The inspections are anticipated for the week of June 12. Once these inspections are completed, and no further deficiencies noted, it is anticipated that the occupancy permit will be granted.

## Conclusion:

Due to the late date of Occupancy Permit, NLPS staff is preparing for the transition of students from the portables to the new expansion following the end of the school year. Initially it was important to move students as soon as occupancy was granted, as the school year end approaches and schools receiving portables have adjusted to the late arrival schedule the requirement to move a class prior to the end of the school year will have negligible impact on the opening of portables on the new sites.

## Portable Relocations

The five existing portables at École Hammond Bay were identified to be relocated to the following sites:

- 2 portables to NDSS
- 1 portable to Wellington Secondary
- 1 portable to Pleasant Valley
- 1 portable to Mountain View

While these portables can be moved to their future sites at any time (from a permitting perspective), staff are unable to do so as they are currently occupied. The above portables will remain occupied until the end of the school year. At which time all portables' contents will be moved into the school and the portable moved.

NLPS is experiencing delays in City of Nanaimo Building Permit approvals based on recent processing times. Currently 4 of the 5 Hammond Bay portable relocation permits have been submitted to the City of Nanaimo Building Department with the following timelines:

Location	Submission Date	Issue Date	Duration (wks)
NDSS x 2	20 Jan 2023	Unknown	20
WSS x 1	27 Jan 2023	Unknown	19
Pleasant Valley x 1	23 May 2023	Unknown	2
Mountain View x 1	Week June 5	RDN Jurisdiction	Estimated 8 Wks
<i>NDSS x 1</i>	<i>06 June 2022</i>	<i>22 Aug 2022</i>	<i>11</i>
<i>Departure Bay x 1</i>	<i>21 April 2022</i>	<i>22 Aug 2022</i>	<i>18</i>

Previously issued permits for NDSS and Departure Bay Processed on average 14.5 Weeks. At these current timelines, Staff do not expect the NDSS and Wellington portables to be open for the start of the 2023/24 school year.

Pleasant Valley is estimated to be increasing by one Division for 2023/24. Again, at these issuance timelines, staff do not expect to have a portable in place until the Spring of 2024.

Facilities together with the Department of Learning Services and School Administrations are in the process of confirming a sustainable and suitable alternative to support the additional space requirements.

**Conclusion:**

The complexities and time required to detail and apply for a building permit, along with the permit issuance time, is now such that space needs identified in early spring can no longer be supported by a portable move by that September.

Staff continue to work with City of Nanaimo officials, as NLPS experiences the process, to understand how the time it takes to relocate a portable (design, permit application, construction and occupancy) can be worked into the districts planning process for space provision. This may include both adjusting Districts expectation of temporary space delivery timelines along with potentially achieving a more streamlined portable permitting process with the city.

**2.0 Ecole North Oyster BEP Project Update****Background:**

The BEP program consists of projects that look to replace building envelopes on facilities that were built in the 90's and fit into the "leaky condo" period. The work for the expansion of Ecole North Oyster began in July, 2022 with an original completion date of October 31, 2022. This BEP project follows the typical protocol and is managed by BC Housing, funded by MoECC, and NLPS is the owner.

In September 2022, a flood complicated the project by adding a restoration project to be completed in parallel with the BEP project.

**Discussion:**

BC Housing went to tender for this project on the behalf of NLPS. The low bidder was recommended and awarded the project by BC Housing. The project experienced numerous delays throughout the course of construction including schedule management, material delivery delays, contract issues with the roof, and further complications with the flood.

BC Housing has been working with NLPS to with respect to the delays and the insurance claim. A portion of the BEP contract pertaining to the roof has been credited back to the project by the General Contractor. The scope of work for the roof has been added to the portion of roofing affected by the insurance claim and will be completed separately.

**Conclusion:**

- 1) The General Contractor has applied for substantial completion, with minor scope items outstanding and to be completed once the roof work is complete
- 2) The roofing scope of work will start the last week of June and will be complete by the end of summer. This consists of the BEP scope and the insurance claim
- 3) The interior remediation work, as part of the insurance claim, is scheduled to begin in July of 2023 and be completed over the summer